BK 3648

WARRANTY DEED

FROM 4-17626

MARY C. RASMUSSEN

99398

TO

MRS. J. O. JOHNSON,

REGISTER'S OFFICE
DAVIDSON COUNTY, TENNESSEE
Received this instrument
on the 27 day
of NOV A.D. 1963
at 3:37 o'clock
Noted in Book 107 Page 280
Recorded in Book 3648 Page 531
Recording Fee $ 2.00
Felix J. Wilmot, Register
By Mc Kinney Deputy Reg.

Compliments of
Guaranty Title Company



Frank S. King, Jr.

For and in Consideration of the sum of ---------- *DOLLARS*

TEN and no/100 ($10.00) ----------
cash and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Mary C. Rasmussen,

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. J. O. Johnson, a widow,

her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being parts of Lots Nos. 152 and 154, and 157, all of Lot No. 153 on the Map showing R. W. Grizzard's Subdivision, of part of the Bosley Tract, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, June 8, 1963, as follows:

BEGINNING on the southerly margin of Fairfax Avenue at the northeast corner of the property conveyed to Joe D. Taylor, and wife, by deed from Mary C. Rasmussen, of record in Book 3573, page 631, Register's Office for said County; thence with said Taylor's eastern boundary line, southwesterly 264.5 feet; thence northeasterly 199 feet to an old iron pipe; thence westerly 75 feet; thence northeasterly 181.2 feet to the southerly margin of Fairfax Avenue; thence with the same, westerly 101 feet to the beginning.

Being part of the real property conveyed to Mary C. Rasmussen by deed from Clarence M. Hunt, Jr., and wife, dated April 6, 1961, filed April 7, 1961, and recorded in Book 3218, page 141, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. J. O. Johnson, her *heirs and assigns, forever.*

And I *do covenant with the said* Mrs. J. O. Johnson *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1963 taxes which have been pro rated ~~and assumed by Grantee~~. and paid.

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